

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
State Clearinghouse
1400 Tenth Street, Room 212
Sacramento, CA 95812-3044

From: Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Project Title: 203 East College Street (also known as the CDF Facility), Response Plan

Project Location: 203 East College Street, Los Angeles, California, 90012

County: Los Angeles

Project Applicant: Los Angeles County Metropolitan Transportation Authority (Contact: Melissa Levitt, One Gateway Plaza, 18th Floor, Los Angeles, California 90012-2952)

Approval Action Under Consideration by DTSC: Response Plan

Statutory Authority: California Health and Safety Code, Chapter 6.82

Project Description: The project consists of implementing the Response Plan to address elevated concentrations of contaminants of concern (COCs) [metals (lead, chromium, beryllium, arsenic and barium) and total petroleum hydrocarbons (TPH)] in the soil, and tetrachloroethylene (PCE) in soil vapor detected on approximately 0.5 acres of land at the former California Drop Forge (CDF) facility, located on the southeast corner of the intersection of East College Street and Alhambra Avenue, within an industrial area of Los Angeles (Site). The project activities consist of excavating COC-impacted soil to 15 feet below ground surface (bgs) (approximately 11,006 bank cubic yards), off-Site transportation of COC-impacted soil for disposal, and backfilling the excavated areas with clean imported fill material. The project also includes the implementation of land use controls and preparation of a Soil Management Plan (SMP). Off-site transportation of the contaminated soil and importing clean soil will require approximately 2,510 truck trips. The project is estimated to take approximately 4 months.

Background: The Site has been used for commercial/industrial purposes since at least 1888, with the most recent use of the Site as a metal forging/machining/and die shop from at least 1970 until early 2021. During commercial/industrial operations at the Site, various chemicals, including volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), total petroleum hydrocarbons (TPH), and polychlorinated biphenyls (PCBs) were used and/or stored on Site. Releases of these chemicals, associated with the commercial/industrial use of the Site, were reported to have impacted soil and soil vapor. A single-story warehouse building, constructed in 1970 and approximately 3,600-square feet in size, was demolished by the previous tenant CDF in late 2022.

Nearby and/or adjacent properties include:

- CDF previously operated a metal forge located northeast and adjacent (across Alhambra Avenue) at 1033 Alhambra Avenue. This property was demolished in 2022 and is currently vacant.
- Extra Space Storage, a self-storage facility, is located directly north of the subject property.
- Active railroad tracks leading to/from Los Angeles Union Station are located east and southeast the subject property.
- The Hilda L Solis Care First Village housing complex located at 1000 North Alhambra Avenue is located west of the subject property.

The Los Angeles County Metropolitan Transportation Authority (Metro) is the current property owner. The Site is not currently in use.

Previous Investigations: Phase I and Phase II ESAs have been performed for the Site to assess the presence, nature, and extent of COCs in media beneath the Site. A screening human health risk assessment was prepared based on data derived from these assessment activities. A supplemental environmental site assessment, conducted in 2022, concluded that the operations of the former tenant, CDF, had impacted soil at the Site TPH, VOCs, metals, and PAHs at or above regulatory screening levels. Additionally, the elevated concentrations of several metals detected at the Site were identified to be characteristic of hazardous waste.

Project Activities: Project activities include:

- Excavating COC-impacted soil from the top 15 feet bgs and transporting it to appropriate disposal facilities. Excavation includes using loaders, backhoes, and/or other appropriate equipment.
- Dust control, including the use of suppressants, water spray, and other applicable measures.
- Performing a pre-excavation soil profiling investigation.
- Subsurface utilities and pipelines removal and capping.
- Collection of post-excavation verification soil samples at the lateral limits and from the bottom of the impacted soil excavation areas, and analysis of the samples for specified COCs.
- Backfilling of excavation areas with certified clean import material (DTSC Advisory Clean Imported Fill Material) of suitable environmental and geotechnical quality, and compaction and testing of the fill in support of future development plans.
- Site rough grading, placement of base aggregate, and construction of an assumed asphalt surface completion.
- Design and implementation of a Land Use Covenant (LUC) will prohibit soil disturbing activities below 15 feet below ground surface without a DTSC-approved SMP and prohibit the use of groundwater beneath the Site for beneficial or potable use. The LUC will also indicate that the Site shall not be used for hospital, school, or daycare use, unless prior written approval is provided by DTSC. The LUC would be put in place through the execution of a LUC between DTSC and Metro. The LUC would be recorded with Los Angeles County.
- Preparation of a SMP to guide future excavation activities.

In addition, the following documents will be required: Soil Management Plan

Permits must be acquired to implement the selected removal action, including but not limited those listed and summarized below:

- County of Los Angeles, Department of Public Health boring permit.
- City of Los Angeles, Bureau of Engineering and Department of Transportation for encroachment into the public right-of-way for equipment staging purposes.
- SCAQMD Rule 1166 – Volatile Organic Compound Emissions from Decontamination of Soil Site-Specific permit because the excavation exceeds 2,000-cubic yards.
- SCAQMD Rule 1466 – Notification and submittal of fees to the SCAQMD for monitoring and mitigation of dust potentially containing hazardous COCs.
- Haul permits may be required by the City of Los Angeles, County of Los Angeles, or other agencies, depending on the selected haul route(s) for trucks transporting excavated and import soil.

Although not anticipated, in the event biological, cultural or historical resources are discovered in the course of project activities, work will be suspended while a qualified biologist, cultural or historical specialist makes an assessment of the area and arrangements are made to protect or preserve any resources that are discovered. If human remains are discovered, no further disturbance will occur in the location where the remains are found, and the County Coroner will be notified pursuant to the Health and Safety Code, Chapter 2, Section 7050.5.

Name of Public Agency Approving Project: Department of Toxic Substances Control

Name of Person or Agency Carrying Out Project: Los Angeles County Metropolitan Transportation Authority

Exempt Status: Common Sense Exemption [14 CCR, Sec. 15061(b)(3)]

Reasons Why Project is Exempt: Based on the information provided above, DTSC has determined with certainty that there is no possibility that the activities in question may have a significant effect on the environment because the project would not result in "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance."

The administrative record for this project is available to the public by appointment at the following location:

Department of Toxic Substances Control
Site Mitigation and Restoration Program
9211 Oakdale Avenue
Chatsworth, CA 91311

Additional project information is available on EnviroStor:

https://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=60003500

Contact Person	Environmental Scientist	Phone Number
Melissa Marin		(818) 717-6567

Branch Chief's Signature:



Date:

May 15, 2026

Approver's Name	Environmental Program Manager I	Phone Number
Gregory Shaffer	(Supervisory)	(714) 484-5491